151.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,600 / 843,600
					USE VALUE:	843,600 / 843,600
					ASSESSED:	843,600 / 843,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMANO YOSHIHISA K
Owner 2:	AMANO KATHRYN
Owner 3:	
Street 1:	38 BUENA VISTA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COE DAVID B -
Owner 2:	HOADLEY SUE A -
Street 1:	38 BUENA VISTA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Wood Shingle Exterior and 1154 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5217.000	379,100	3,300	461,200	843,600
Total Card	0.120	379,100	3,300	461,200	843,600
Total Parcel	0.120	379,100	3,300	461,200	843,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 731.02 /Parcel: 731.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100349

GIS Ref

GIS Ref

Insp Date 11/19/08

!11873!

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,100	3300	5,217.	461,200	843,600		Year end	12/23/2021
2021	101	FV	369,900	3300	5,217.	461,200	834,400		Year End Roll	12/10/2020
2020	101	FV	369,900	3300	5,217.	461,200	834,400	834,400	Year End Roll	12/18/2019
2019	101	FV	304,000	3300	5,217.	432,400	739,700	739,700	Year End Roll	1/3/2019
2018	101	FV	304,000	3300	5,217.	357,400	664,700	664,700	Year End Roll	12/20/2017
2017	101	FV	304,000	3300	5,217.	328,600	635,900	635,900	Year End Roll	1/3/2017
2016	101	FV	304,000	3300	5,217.	299,800	607,100	607,100	Year End	1/4/2016
2015	101	FV	168,500	3300	5,217.	294,000	465,800	465,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:17:06

LAST REV

Date	Time
06/01/16	08:11:49
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11873

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COE DAVID B	44440-333		1/7/2005		410,000	No	No		
GUISE CHARLES	28099-252		1/22/1998		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2014	1608	Renovate	251,966					Remodel kitchen an
12/2/2004	1152	Manual	2,000	C				NEW FTINGS ON EXIS
10/18/2000	853	Wood Dec	10,000	C				12X16 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2015	Permit Insp	PC	PHIL C
11/19/2008	Meas/Inspect	336	PATRIOT
6/23/2005	MLS	HC	Helen Chinal
12/17/1999	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5217		Sq. Ft.	Site		0	80.	1.11	9									461,208						461,200	

Total AC/HA:	0.11977	Total SF/SM:	5217	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	461,208	Spl Credit		Total:	461,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	120000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397378
Depreciation:	18279
Depreciated Total:	379098

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

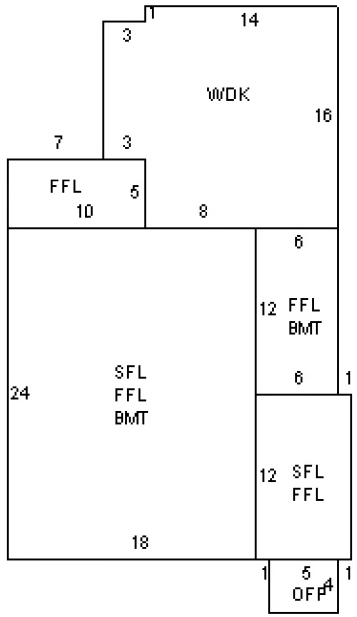
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.45
Special Features:	0	Val/Su Net:	196.22
Final Total:	379100	Val/Su SzAd	328.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	638	182.230	116,264
SFL	Second Floor	516	182.230	94,032
BMT	Basement	504	54.670	27,553
WDK	Deck	254	9.940	2,524
OFP	Open Porch	20	44.000	880

Net Sketched Area:	1,932			Total:	241,253
Size Ad	1154	Gross Area	1932	FinArea	1154

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1940	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300